



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Request final plat review of subdivision to create two new lots from one existing lot, and grant easements. No planned development at this time.		

APPLICATION INFORMATION			
Applicant/Owner: Buck Buckner, PE		Phone:	
Address: 2100 Central Ave SE		Email:	
City: Albuquerque	State: NM	Zip: 87104	
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: PO Box 44414		Email: cartesianryan@gmail.com	
City: Rio Ranco	State: NM	Zip: 87174	
Proprietary Interest in Site:		List all owners: VIA Real Estate, LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Tract J		Block:	Unit:
Subdivision/Addition: Vista de La Luz		MRGCD Map No.:	UPC Code: 101106131538523401
Zone Atlas Page(s): F-11-Z	Existing Zoning: PD	Proposed Zoning	
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 1.8731	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 5401 Sevilla Ave NW	Between: Coors Blvd NW	and: Costa Alameria Dr NW	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2022-007114 (current); PR-2019-002598 (old actions)			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 10/07/2022
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

☐ SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request
- ___ Scale drawing of the proposed subdivision plat
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

☒ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? N/A if yes, indicate language: _____

- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ☒ Sidewalk Exhibit and/or cross sections of proposed streets
- N/A Proposed Infrastructure List, if applicable
- ☒ Required notice with content per IDO Section 14-16-6-4(K)
 - ☒ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ☒ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- N/A Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

☐ MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: Tract J, Vista De La Luz located at the NE corner of Sevilla Ave NW and Coors Boulevard NW

Job Description: Subdivision of Tract J into two new Tracts J-1 and J-2 [PR-2022-007114];

☒ **Hydrology:**

• Grading and Drainage Plan	<u>X</u>	Approved	<u> </u>	NA
• AMAFCA	<u> </u>	Approved	<u>X</u>	NA
• Bernalillo County	<u> </u>	Approved	<u>X</u>	NA
• NMDOT	<u> </u>	Approved	<u>X</u>	NA
• MRGCD	<u> </u>	Approved	<u>X</u>	NA

Renee C. Brissette

08/18/22

Hydrology Department

Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	<u> </u>	Approved	<u> </u>	NA
• Traffic Impact Study (TIS)	<u> </u>	Approved	<u> </u>	NA
• Neighborhood Impact Analysis (NIA)	<u> </u>	Approved	<u> </u>	NA
• Bernalillo County	<u> </u>	Approved	<u> </u>	NA
• NMDOT	<u> </u>	Approved	<u> </u>	NA

Transportation Department

Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement/Serviceability Letter	<u> </u>	Approved	<u>X</u>	NA
• ABCWUA Development Agreement	<u> </u>	Approved	<u>X</u>	NA
• ABCWUA Service Connection Agreement	<u> </u>	Approved	<u>X</u>	NA

Grant Magnanelli

9/29/22

ABCWUA

Date

- ☐ Infrastructure Improvements Agreement (IIA*) Approved
- ☐ AGIS (DXF File) Approved
- ☐ Fire Marshall Signature on the plan Approved

☐ **Signatures on Plat**

• Owner(s)	<u> </u>	Yes	
• City Surveyor	<u> </u>	Yes	
• AMAFCA**	<u> </u>	Yes	<u> </u> NA
• NM Gas**	<u> </u>	Yes	
• PNM**	<u> </u>	Yes	
• COMCAST**	<u> </u>	Yes	
• MRGCD**	<u> </u>	Yes	<u> </u> NA

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

Legal Description & Location: Tract J, Vista De La Luz located at the NE corner of Sevilla Ave NW and Coors Boulevard NW

Job Description: Subdivision of Tract J into two new Tracts J-1 and J-2 [PR-2022-007114];

☐ **Hydrology:**

• Grading and Drainage Plan	_____ Approved	_____ NA
• AMAFCA	_____ Approved	_____ NA
• Bernalillo County	_____ Approved	_____ NA
• NMDOT	_____ Approved	_____ NA
• MRGCD	_____ Approved	_____ NA

Hydrology Department

Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	_____ Approved	<u>X</u> _____ NA
• Traffic Impact Study (TIS)	_____ Approved	<u>X</u> _____ NA
• Neighborhood Impact Analysis (NIA)	_____ Approved	<u>X</u> _____ NA
• Bernalillo County	_____ Approved	<u>X</u> _____ NA
• NMDOT	_____ Approved	<u>X</u> _____ NA

Ernest Armijo
Transportation Department

8/18/2022

Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement/Serviceability Letter	_____ Approved	_____ NA
• ABCWUA Development Agreement	_____ Approved	_____ NA
• ABCWUA Service Connection Agreement	_____ Approved	_____ NA

ABCWUA

Date

☐ Infrastructure Improvements Agreement (IIA*) _____ Approved

☐ AGIS (DXF File) _____ Approved

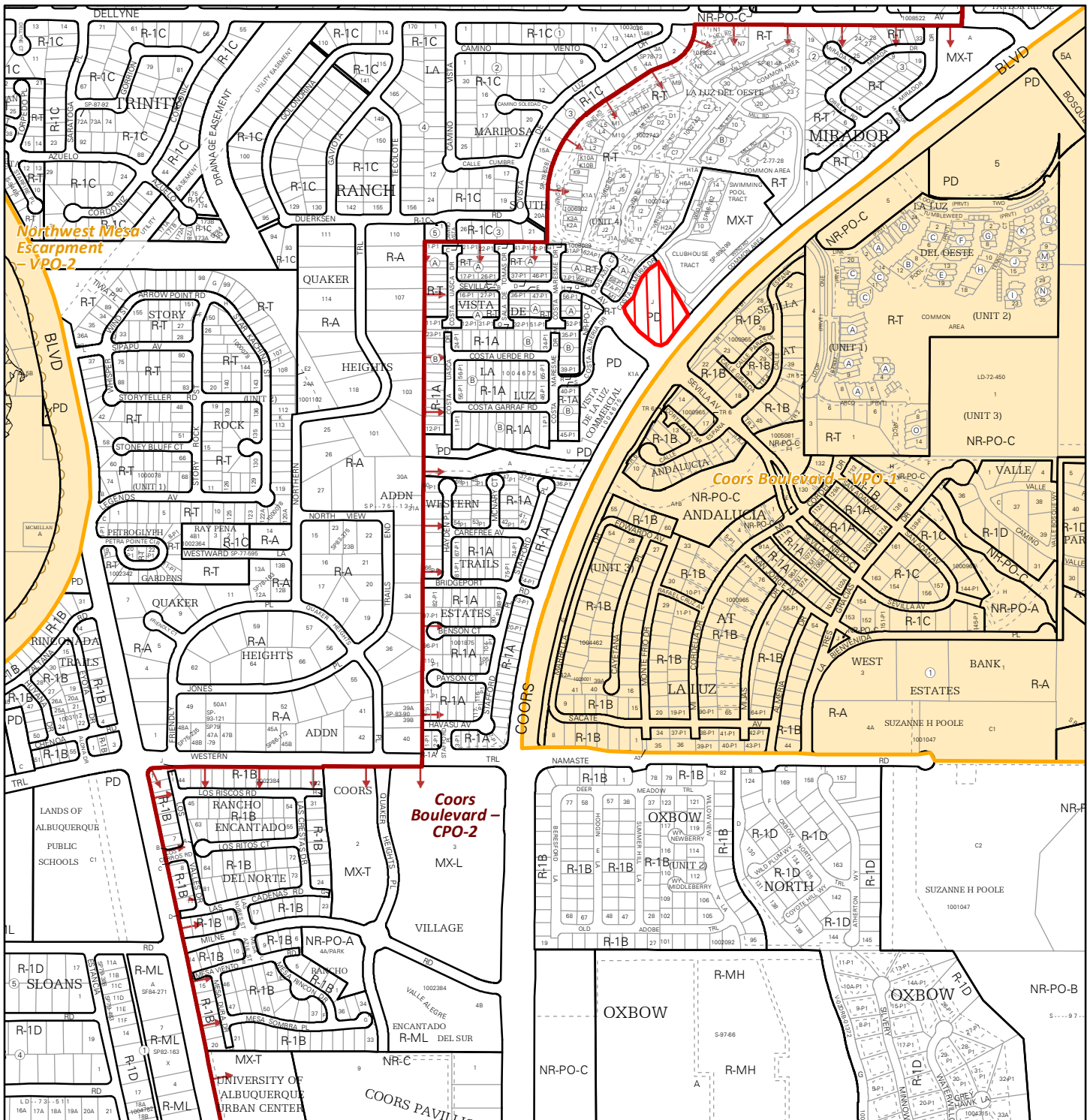
☐ Fire Marshall Signature on the plan _____ Approved

☐ **Signatures on Plat**

• Owner(s)	_____ Yes	
• City Surveyor	_____ Yes	
• AMAFCA**	_____ Yes	_____ NA
• NM Gas**	_____ Yes	
• PNM**	_____ Yes	
• COMCAST**	_____ Yes	
• MRGCD**	_____ Yes	_____ NA

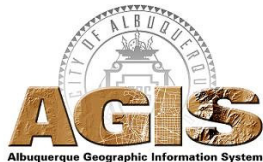
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** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

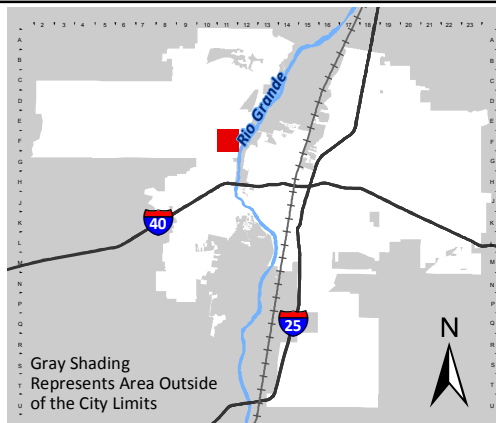


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
F-11-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

October 10, 2022

Development Review Board
City of Albuquerque

Re: Final Plat Review for Proposed Lots J-1 and J-2 of Vista de la Luz, being comprised of Lot J, Vista de la Luz

Members of the Board:

Cartesian Surveys is acting as an agent for Rain Tunnel Car Spa, Quick Lube and requests sketch plat review of our plat to take one existing lot, being Lot J, Vista de la and subdivide it into two new lots J-1 and J-2. The property is located at 5401 Sevilla Avenue NW on the NE corner of Sevilla Avenue NW and Coors Boulevard NW. The property is currently zoned as PD (Planned Development). A sketch plat hearing was held on June 8, 2022 under project number PR-2019-002598, PS-2022-00107. The comments from that hearing are addressed below:

ABCWUA

1. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
2. This project is within the adopted service area.
3. Pro rata is not owed for this property.
4. Utility Plan:
 - a. Provide a utility plan that indicates the location of proposed services.
 - b. Show existing public water and public sewer mains and any associated easements on the utility plan.
 - c. Dimension the public water and public sewer easements on the utility plan.
 - d. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure.
5. Infrastructure List:
 - a. The improvements required in the Availability Statement shall be incorporated into the infrastructure list.

Noted, Development plans have been abandoned for this subdivision and per correspondence between Regina Okoye and Kris Cadena on August 22, 2022 (see attached), an availability statement was deemed unnecessary for our current plans to only subdivide the lot, and would become necessary whenever development was pursued again.

6. Easements:
 - a. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.

b. The surveyor shall field verify the location of existing private water and/or private sanitary sewer services to determine if private service easements are needed to preserve the existing service(s) for the newly created lots. The width of the private service easement shall be determined by the engineer or surveyor.

Noted

Code Enforcement

1. Must meet all standards of IDO section 5-4, Subdivision of Land.
2. Replatting cannot increase any existing nonconformity or create a new nonconformity to the IDO.
3. Property is zoned PD, Planned Development, and must follow all dimensional standards and other requirements of the original approved EPC - Site Development Plan. Where silent, the IDO requirements/standards of must be followed, as per IDO section 2-6(A), as well as standards of the IDO and other adopted City regulations.
4. Any changes to the approved EPC- Site Plan must be done through an Administrative Amendment.
5. Property is located in the CPO-2, Coors Blvd Protection Overlay Zone. If not addressed by EPC-Site Plan, the standards and requirements of CPO-2 must be followed as per IDO section 3-4(C), including Dimensional, Development, and even Grading standards.
6. Please clarify planned use of properties, especially in regard to parking. Will shared parking agreements need to be created?

Noted, since the time of sketch plat review, development plans for this site have been abandoned. Any site plan was deemed pre-mature given the existing improvements are not changing and there are no future plans. The property needs to be separated per ownership concerns / agreements only.

Parks and Recreation

06-08-2022

No objection to the requested lot split

Noted

Hydrology

• The originally approved Grading & Drainage Plan (F11D016) was for the entire site to drain to detention pond which then outfalls to DOT's storm drain system in Coors Blvd.

Plat -

- Add a Cross Lot Drainage Easement note specifying the beneficiary and maintenance agreement.
- Hydrology will need the Private Drainage Covenant updated showing maintenance responsibility for both Property Owners.

Noted, see easement [7] for private cross-lot drainage easement.

Transportation

1. Due to division of lots, provide a shared access and shared parking agreement as part of the platting action.
2. Provide a public easement turnaround within driveway before the gate. Some examples for configurations are shown below:

Noted, see easement 7 for cross-lot access and parking agreement. Easement 8 provides the public turnaround access ahead of the adjoining gated subdivision to the northeast.

3. A TCL (Traffic Circulation Layout) will be required before building permit. (For any site plan that is required to be submitted to DRB for approval, a conceptual TCL is required for approval prior to submittal to DRB.
4. What are the uses of this development? A TIS or Trip Generation Exhibit may need to be provided.

Existing car wash use will continue, no planned future development at this time.

Planning

- ♣ The project and application numbers must be added to Plan sheets, prior to final signoff from Planning. Utility signatures, AMAFCA signatures and DXF File approval from AGIS will be required for the Preliminary and/or Final Plat actions. Those signatures must be obtained and included with all submittals prior to the acceptance of that application and the placement on a DRB agenda.
- ♣ All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.
- ♣ The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items on Form S or P as a part of the application process and obtain the required signatures.
- ♣ All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all replatting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.

Future development must meet all applicable standards and provisions of previous approved Site Plans. Changes to any previously approved Site Plan may require minor/major amendments to that plan. This process to replat may require a site plan amendment to reflect the changes. Are you considering rezoning to update the PD zone category on the parcel? Where silent, development must meet standards and provisions of IDO and the DPM.

Noted, with no planned development, our client has no wish to rezone or make site plan amendments at this time.

- ♣ Clarification will be needed on the following:
- ♣ Previous approvals standards vs. proposed changes.
- ♣ Future development meeting IDO section 3-4-C CPO-2.
- ♣ Future development meeting IDO section 5-1 Dimensional Standards.
- ♣ Future development meeting IDO section 5-3 Access & Connectivity.
- ♣ Future development meeting IDO section 5-5 Parking & Loading.
- ♣ Future development meeting IDO section 5-6 Landscaping, Buffering, & Screening.

♣ Future development meeting IDO section 5-9 Neighborhood Edges.

• A replat must result in sufficient off-street parking associated with each use and lot. Please identify how parking would be sufficient for each use and lot after the replat. A use was not identified in this sketch plat application.

Replat does not change the existing parking, and introduces a cross-lot parking easement [7] which allows for both lots to use existing parking.

Thank you for your time and consideration,
Ryan J. Mulhall



Vicinity Map - Zone Atlas F-11-Z

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-53857 AND AN EFFECTIVE DATE OF JULY 11, 2019.
2. PLAT OF VISTA DE LA LUZ FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 30, 2006, IN BOOK 2006C, PAGE 331.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 20, 2022, AS DOCUMENT NUMBER 2022006561.

Indexing Information

Section 35, Township 11 North, Range 2 East, N.M.P.M.
Subdivision: Vista De La Luz
Owner: Via Real Estate, LLC
UPC #: 101106131538523401

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 1.8731 ACRES
ZONE ATLAS PAGE NO. F-11-Z
NUMBER OF EXISTING LOTS. 1
NUMBER OF LOTS CREATED. 2
MILES OF FULL-WIDTH STREETS. 0.0000 MILES
MILES OF HALF-WIDTH STREETS. 0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
DATE OF SURVEY. DECEMBER 2021

Legal Description

TRACT LETTERED "J" FOR VISTA DE LA LUZ, WITHIN SECTION 35, TOWNSHIP 11 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 30, 2006, IN PLAT BOOK 2006C, FOLIO 331.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0114H, DATED AUGUST 16, 2012.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 101106131538523401

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Tract J-1 and J-2,
Vista De La Luz
Being Comprised of
Tract J,
Vista De La Luz
City of Albuquerque
Bernalillo County, New Mexico
September 2022

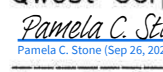
Project Number: PR-2022-007114

Application Number:

Plat Approvals:

 Sep 22, 2022


PNM Electric Services
 Sep 20, 2022

Qwest Corp. d/b/a CenturyLink QC
 Sep 26, 2022

New Mexico Gas Company
 Sep 20, 2022

Comcast

City Approvals:

 9/13/2022

City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement
 9/19/2022


AMAF

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

 9/13/2022
Will Plotner Jr. Date
N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Sheet 1 of 3
212318

Plat for
Tract J-1 and J-2,
Vista De La Luz
Being Comprised of
Tract J,
Vista De La Luz
City of Albuquerque
Bernalillo County, New Mexico
September 2022

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/30/2006 BK. 2006C, FOL. 331 DOC. NO. 20061652)
△	FOUND CENTERLINE MONUMENT WITH CAP ILLEGIBLE, UNLESS MARKED OTHERWISE
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

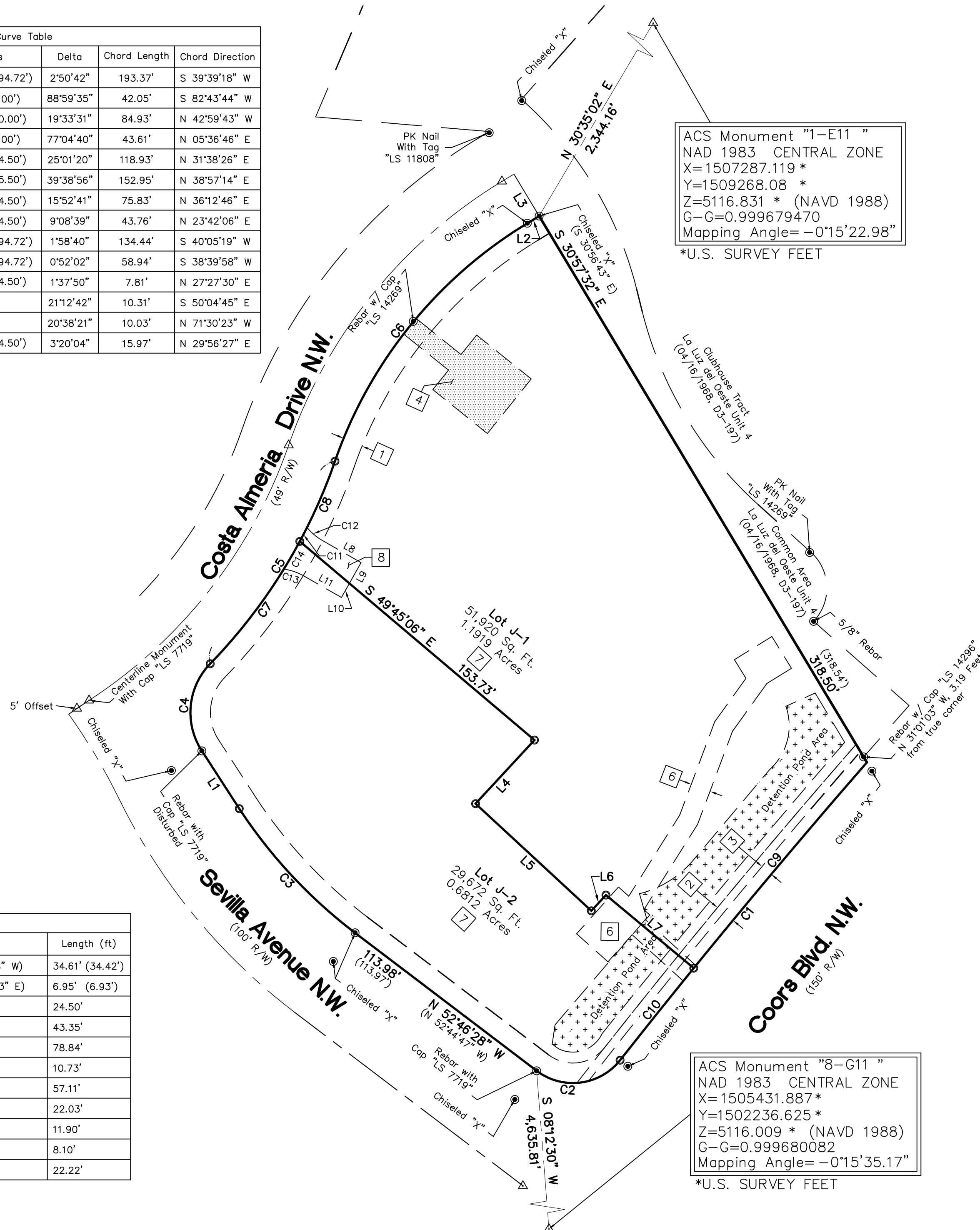
Easement Notes

- EXISTING 10' P.U.E. (10/30/2006 BK 2006C, PG. 331)
- EXISTING 10' UNDERGROUND PNM AND MST&T EASEMENT (09/14/1978, BK. MISC. 637, PG. 899)
- EXISTING 6' PUBLIC SIDEWALK EASEMENT (10/30/2006 BK 2006C, PG. 331)
- EXISTING ABCWUA WATER EASEMENT (10/19/2016, DOC. NO. 2016099065) SHOWN HEREON AS [Pattern]
- EXISTING PRIVATE FACILITY DRAINAGE COVENANT WITH THE CITY OF ALBUQUERQUE (9/27/2017, DOC. NO. 2017092964) DRAINAGE AREA SHOWN HEREON AS [Pattern] NOW MAINTAINED BY THE OWNERS OF LOTS 1 AND 2
- EXISTING PNM EASEMENT (5/29/2019, DOC. NO. 2019044201)
- BLANKET CROSS-LOT EASEMENT FOR PRIVATE ACCESS, PRIVATE DRAINAGE, AND PRIVATE PARKING, TO EXCLUDE EXISTING AND FUTURE BUILDING ENVELOPES, BENEFITING AND MAINTAINED BY BOTH LOTS, GRANTED WITH THE FILING OF THIS PLAT
- PUBLIC TURNAROUND EASEMENT, GRANTED WITH THE FILING OF THIS PLAT

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	193.39' (193.33')	3894.72' (3894.72')	2°50'42"	193.37'	S 39°39'18" W
C2	46.60' (46.61')	30.00' (30.00')	88°59'35"	42.05'	S 82°43'44" W
C3	85.34' (85.34')	250.00' (250.00')	19°33'31"	84.93'	N 42°59'43" W
C4	47.08' (47.26')	35.00' (35.00')	77°04'40"	43.61'	N 05°36'46" E
C5	119.88' (119.98')	274.50' (274.50')	25°01'20"	118.93'	N 31°38'26" E
C6	156.05' (156.05')	225.50' (225.50')	39°38'56"	152.95'	N 38°57'14" E
C7	76.07'	274.50' (274.50')	15°52'41"	75.83'	N 36°12'46" E
C8	43.81'	274.50' (274.50')	9°08'39"	43.76'	N 23°42'06" E
C9	134.44'	3894.72' (3894.72')	1°58'40"	134.44'	S 40°05'19" W
C10	58.94'	3894.72' (3894.72')	0°52'02"	58.94'	S 38°39'58" W
C11	7.81'	274.50' (274.50')	1°37'50"	7.81'	N 27°27'30" E
C12	10.37'	28.00'	21°12'42"	10.31'	S 50°04'45" E
C13	10.09'	28.00'	20°38'21"	10.03'	N 71°30'23" W
C14	15.98'	274.50' (274.50')	3°20'04"	15.97'	N 29°56'27" E



Line Table		
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CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

DERRICK MERCHANT, MANAGER
VIA REAL ESTATE, LLC, A WYOMING LIMITED LIABILITY COMPANY
DATE 09/29/2022

STATE OF TEXAS
COUNTY OF LUBBOCK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 29th, 2022
BY: DERRICK MERCHANT, MANAGER, VIA REAL ESTATE, LLC, A WYOMING LIMITED LIABILITY COMPANY

By: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 05-03-2025



Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

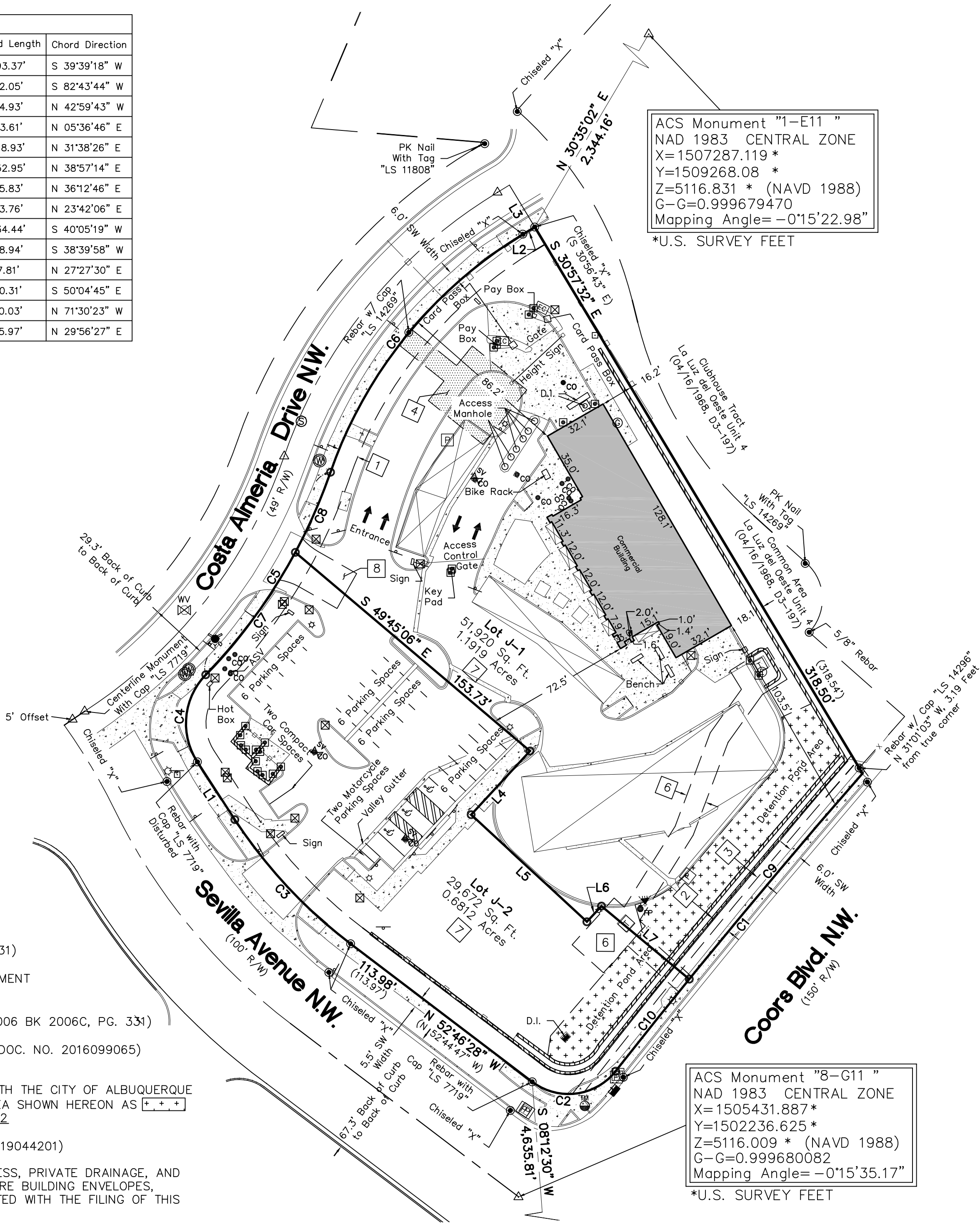
Plat for
Tract J-1 and J-2,
Vista De La Luz
Being Comprised of
Tract J,
Vista De La Luz
City of Albuquerque
Bernalillo County, New Mexico
September 2022

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

Sketch Plat for
Tract J-1 and J-2
Vista De La Luz
Being Comprised of
Tract J,
Vista De La Luz
City of Albuquerque
Bernalillo County, New Mexico
September 2022

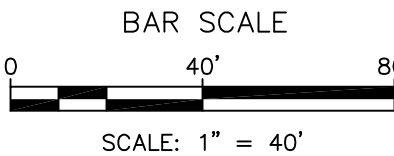
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Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/30/2006 BK. 2006C, FOL. 331 DOC. NO. 20061652)
△	FOUND CENTERLINE MONUMENT WITH CAP ILLEGIBLE, UNLESS MARKED OTHERWISE
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▨	CONCRETE
▨▨▨	BLOCK WALL
—x—	WIRE FENCE
—□—	METAL FENCE
■	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
Ⓟ	PULL BOX
☆	LIGHT POLE
Ⓢ	ELECTRIC METER
Ⓣ	TRANSFORMER
ⓈⓈ	ELECTRIC CABINET
▲	FLOOD LIGHT
Ⓜ	TRAFFIC MAST
Ⓢ	GAS METER
Ⓢ	WATER METER
Ⓢ	FIRE HYDRANT
Ⓢ	SANITARY SEWER MANHOLE
Ⓢ	SAS CLEANOUT
Ⓢ	FLAGPOLE
Ⓢ	IRRIGATION BOX
Ⓢ	STORM DRAIN INLET
Ⓢ	SIGN
Ⓢ	CURB CUT/INDICATION OF ACCESS TO ROADWAY
ASV	ANTI-SIPHON VALVE
SV	SEWER VALVE
D.I.	DROP INLET



Easement Notes

- EXISTING 10' P.U.E. (10/30/2006 BK 2006C, PG. 331)
- EXISTING 10' UNDERGROUND PNM AND MST&T EASEMENT (09/14/1978, BK. MISC. 637, PG. 899)
- EXISTING 6' PUBLIC SIDEWALK EASEMENT (10/30/2006 BK 2006C, PG. 331)
- EXISTING ABCWUA WATER EASEMENT (10/19/2016, DOC. NO. 2016099065) SHOWN HEREON AS
- EXISTING PRIVATE FACILITY DRAINAGE COVENANT WITH THE CITY OF ALBUQUERQUE (9/27/2017, DOC. NO. 2017092964) DRAINAGE AREA SHOWN HEREON AS NOW MAINTAINED BY THE OWNERS OF LOTS 1 AND 2
- EXISTING PNM EASEMENT (5/29/2019, DOC. NO. 2019044201)
- BLANKET CROSS-LOT EASEMENT FOR PRIVATE ACCESS, PRIVATE DRAINAGE, AND PRIVATE PARKING, TO EXCLUDE EXISTING AND FUTURE BUILDING ENVELOPES, BENEFITING AND MAINTAINED BY BOTH LOTS, GRANTED WITH THE FILING OF THIS PLAT
- PUBLIC TURNAROUND EASEMENT, GRANTED WITH THE FILING OF THIS PLAT

CSI-CARTESIAN SURVEYS INC.


P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type:	DRB - Preliminary / Final Plat for Minor Subdivision
Decision-making Body:	Development Review Board (DRB)
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Note: if yes, see second page
PART II - DETAILS OF REQUEST	
Address of property listed in application:	Sevilla Avenue NW
Name of property owner:	Via Real Estate, LLC
Name of applicant:	CSI - Cartesian Surveys, Inc. / Buck Buckner
Date, time, and place of public meeting or hearing, if applicable:	
DRB Hearing over Zoom remote meetings at 9AM on October 19th, 2022	
Address, phone number, or website for additional information:	
Please email cartsianryan@gmail.com or call 505-896-3050 for additional information on the subdivision	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) October 10, 2022 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

5401 Sevilla Ave NW Public Notice Inquiry Sheet Submission

Carmona, Dalaina L. <dlcarmona@cabq.gov>

To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coord neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and c information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact informat is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer

Association Name	First Name	Last Name	Email	Address Line 1	City
Quaker Heights NA	Vanessa	Alarid	valarid@gmail.com	5818 Jones Place NW	Albuquerque
Quaker Heights NA	Orlando	Martinez	lilog2002@yahoo.com	5808 Jones Place NW	Albuquerque
La Luz Del Sol NA	Arthur	Woods	sandia@flylonecone.com	33 Wind Road NW	Albuquerque
La Luz Del Sol NA	Maureen	Fitzgibon	mofitz48@gmail.com	23 Mill Road NW	Albuquerque
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque
Taylor Ranch NA	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque
Taylor Ranch NA	Linda	Vrooman	lindavrooman61@gmail.com	5135 San Jorge NW	Albuquerque

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer question meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your pro
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-dev>
- The Checklist form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice2019.pdf>.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association. <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to the recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to find out what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, u specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Tuesday, October 4, 2022 2:39 PM

To: Office of Neighborhood Coordination <cartesianryan@gmail.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ryan J. Mulhall

Telephone Number

5058963050

Email Address

cartesianryan@gmail.com

Company Name

CSI - Cartesian Surveys, Inc.

Company Address

PO Box 44414

City

Rio Rancho

State

NM

ZIP

87124

Legal description of the subject site for this project:

Tract J, Vista de la Luz, within Section 35, T11N, R2E, NMPM, as shown on the plat filed October 30, 2006 in Book 2006C, Page 331.

Physical address of subject site:

5401 Sevilla Ave NW

Subject site cross streets:

Coors Blvd NW and Costa Almeria Dr NW

Other subject site identifiers:


Champion Carwash

This site is located on the following zone atlas page:

F-11-Z

Captcha

x

 **IDOZoneAtlasPage_F-11-Z_Marked.pdf**
744K



Ryan Mulhall <cartesianryan@gmail.com>

La Luz Del Sol NA - Notice of Final Plat Submission for 5401 Sevilla Ave NW [PR-2022-007114]

Ryan Mulhall <cartesianryan@gmail.com>

Mon, Oct 10, 2022 at 2:15 PM

To: sandia@flylonecone.com, "mofitz48@gmail.com" <mofitz48@gmail.com>

Hello La Luz Del Sol Neighborhood Association Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will apply for a submittal for a final plat by minor subdivision to the Development Review Board (DRB), on behalf of the owner and our client Buck Buckner, PE under the project number of our Plat [PR-2022-007114].

The subject property is located at 5401 Sevilla Ave NW at the NE corner of Sevilla Ave NW and Coors Blvd NW. I've attached the zone atlas page sheet outlining the subject area for this platting action. I've also attached an "Exhibit" of the proposed plat. The exhibit shows we intend to place the new lot line to subdivide our existing tract, grant a cross-lot drainage, access, and parking easement between the new lots, and to grant an easement for a turnaround stub so the public can use our lot to turnaround ahead of the gated dead end of the La Luz community to the NE.

As part of the IDO regulations we are required to formally notify you of our application submission. If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DRB meeting it will be held on October 19, 2022, 9:00 A.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the agenda as found on the following website: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Thank you,
Ryan Mulhall
--

CSI - Cartesian Surveys, Inc.

PO Box 44414

Rio Rancho NM 87174


(p)505-896-3050

(f)505-891-0244


www.cartesiansurveys.com


Email: cartesianryan@gmail.com

4 attachments

 CABQ-Official_pub_notice_form-FPlat_PR-2022-007114.pdf
151K

 IDOZoneAtlasPage_F-11-Z_Marked.pdf
744K

 La Luz NA - Emailed-Notice-PubHearing-PR-2022-007114.pdf
193K

 212318_SS_10-10-22.pdf
376K

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: October 10, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: La Luz Del Sol Neighborhood Association

Name of NA Representative*: Arthur Woods // Maureen Fitzgibon

Email Address* or Mailing Address* of NA Representative¹: sandia@flylonecone // mofitz48 @gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 5401 Sevilla Ave NW
Location Description NE Corner of Sevilla Ave and Coors Blvd NW
2. Property Owner* Via Real Estate LLC
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Minor (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Subdividing one existing Tract into two and a blanket cross-lot drainage, access
drainage easement, and a public turn-around easement

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: October 19, 2022 at 9AM

Location*³: DRB Hearing over zoom at link provided at the webpage below

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please email cartesianryan@gmail.com or call 505-896-3050

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ F-11-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 1.8731 Acres
- 2. IDO Zone District PD - Planned Development
- 3. Overlay Zone(s) [if applicable] _____
- 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Champion Car washing facility

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Quaker Heights NA ; Taylor Ranch NA [Other Neighborhood Associations, if any]
Westside Coalition of NAs;

⁶ Available here: <https://tinurl.com/idozoningmap>



Ryan Mulhall <cartesianryan@gmail.com>

Quaker Heights NA - Notice of Final Plat Submission for 5401 Sevilla Ave NW [PR-2022-007114]

Ryan Mulhall <cartesianryan@gmail.com>

Mon, Oct 10, 2022 at 2:07 PM

To: "valarid@gmail.com" <valarid@gmail.com>, "Lilog2002@yahoo.com" <Lilog2002@yahoo.com>

Hello Quaker Heights Neighborhood Association Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will apply for a submittal for a final plat by minor subdivision to the Development Review Board (DRB), on behalf of the owner and our client Buck Buckner, PE under the project number of our Plat [PR-2022-007114].

The subject property is located at 5401 Sevilla Ave NW at the NE corner of Sevilla Ave NW and Coors Blvd NW. I've attached the zone atlas page sheet outlining the subject area for this platting action. I've also attached an "Exhibit" of the proposed plat. The exhibit shows we intend to place the new lot line to subdivide our existing tract, grant a cross-lot drainage, access, and parking easement between the new lots, and to grant an easement for a turnaround stub so the public can use our lot to turnaround ahead of the gated dead end of the La Luz community to the NE.

As part of the IDO regulations we are required to formally notify you of our application submission. If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DRB meeting it will be held on October 19, 2022, 9:00 A.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the agenda as found on the following website: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Thank you,
Ryan Mulhall
--

CSI - Cartesian Surveys, Inc.

PO Box 44414

Rio Rancho NM 87174


(p)505-896-3050


(f)505-891-0244


www.cartesiansurveys.com


Email: cartesianryan@gmail.com

4 attachments

 **CABQ-Official_pub_notice_form-FPlat_PR-2022-007114.pdf**
151K

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185K

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376K

 **IDOZoneAtlasPage_F-11-Z_Marked.pdf**
744K

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: October 10, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Quaker Heights Neighborhood Association

Name of NA Representative*: Vanessa Alarid // Orlando Martinez

Email Address* or Mailing Address* of NA Representative¹: valarid@gmail.com // lilog2002@yahoo.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 5401 Sevilla Avenue NW
Location Description NE corner of Sevilla Avenue and Coors Blvd NW
2. Property Owner* Via Real Estate, LLC
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Minor (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Subdividing one existing Tract into two, and granting a blanket cross-lot drainage, access, and parking easement, and a public turnaround easement

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: October 19, 2022 at 9AM

Location*³: DRB Hearing over zoom at link provided at the webpage below

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please email cartesianryan@gmail.com or call 505-896-3050

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ F-11-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____ 1.8731 Acres
2. IDO Zone District _____ PD - Planned Development
3. Overlay Zone(s) [if applicable] _____
4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] _____ Champion Car washing facility

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ La Luz Del Sol NA; Westside Coal. of NAs; _____ [Other Neighborhood Associations, if any]
Taylor Ranch NA

⁶ Available here: <https://tinurl.com/idozoningmap>



Ryan Mulhall <cartesianryan@gmail.com>

Taylor Ranch NA - Notice of Final Plat Submission for 5401 Sevilla Ave NW [PR-2022-007114]

Ryan Mulhall <cartesianryan@gmail.com>

Mon, Oct 10, 2022 at 2:29 PM

To: aboard111@gmail.com, "lindavrooman61@gmail.com" <lindavrooman61@gmail.com>

Hello Taylor Ranch Neighborhood Association Representatives,

This email is notification that CSI - Cartesian Surveys Inc. will apply for a submittal for a final plat by minor subdivision to the Development Review Board (DRB), on behalf of the owner and our client Buck Buckner, PE under the project number of our Plat [PR-2022-007114].

The subject property is located at 5401 Sevilla Ave NW at the NE corner of Sevilla Ave NW and Coors Blvd NW. I've attached the zone atlas page sheet outlining the subject area for this platting action. I've also attached an "Exhibit" of the proposed plat. The exhibit shows we intend to place the new lot line to subdivide our existing tract, grant a cross-lot drainage, access, and parking easement between the new lots, and to grant an easement for a turnaround stub so the public can use our lot to turnaround ahead of the gated dead end of the La Luz community to the NE.

As part of the IDO regulations we are required to formally notify you of our application submission. If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DRB meeting it will be held on October 19, 2022, 9:00 A.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the agenda as found on the following website: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Thank you,
Ryan Mulhall
--

CSI - Cartesian Surveys, Inc.

PO Box 44414

Rio Rancho NM 87174

(p)505-896-3050

(f)505-891-0244

www.cartesiansurveys.com

Email: cartesianryan@gmail.com

4 attachments



CABQ-Official_pub_notice_form-FPlat_PR-2022-007114.pdf
151K



Taylor Ranch - Emailed-Notice-PubHearing-PR-2022-007114.pdf
188K



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376K

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: October 10, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Taylor Ranch Neighborhood Association

Name of NA Representative*: Rene Horvath // Linda Vrooman

Email Address* or Mailing Address* of NA Representative¹: aboard111@gmail.com // lindavrooman61@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 5401 Sevilla Avenue NW
Location Description NE corner of Sevilla Avenue and Coors Blvd NW
2. Property Owner* Via Real Estate, LLC
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Minor (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Subdividing one existing Tract into two, and granting a blanket cross-lot drainage, access, and parking easement, and a public turnaround easement

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² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: October 19, 2022 at 9AM

Location*³: DRB Hearing over zoom at link provided at the webpage below

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please email cartesianryan@gmail.com or call 505-896-3050

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ F-11-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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- ☐ c. Maximum height of any proposed structures, with building elevations.*
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- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____ 1.8731 Acres
2. IDO Zone District _____ PD - Planned Development
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IDO Interactive Map

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Cc: _____ La Luz Del Sol NA; Westside Coal. of NAs; _____ [Other Neighborhood Associations, if any]
_____ Quaker Heights NA

⁶ Available here: <https://tinyurl.com/idozoningmap>



Ryan Mulhall <cartesianryan@gmail.com>

Westside Coal. of NAs - Notice of Final Plat Submission for 5401 Sevilla Ave NW [PR-2022-007114]

Ryan Mulhall <cartesianryan@gmail.com>

Mon, Oct 10, 2022 at 2:21 PM

To: aboard111@gmail.com, "elizabethkayhaley@gmail.com" <elizabethkayhaley@gmail.com>

Hello Westside Coalition of Neighborhood Associations Representatives,

This email is notification that CSI-Cartesian Surveys Inc. will apply for a submittal for a final plat by minor subdivision to the Development Review Board (DRB), on behalf of the owner and our client Buck Buckner, PE under the project number of our Plat [PR-2022-007114].

The subject property is located at 5401 Sevilla Ave NW at the NE corner of Sevilla Ave NW and Coors Blvd NW. I've attached the zone atlas page sheet outlining the subject area for this platting action. I've also attached an "Exhibit" of the proposed plat. The exhibit shows we intend to place the new lot line to subdivide our existing tract, grant a cross-lot drainage, access, and parking easement between the new lots, and to grant an easement for a turnaround stub so the public can use our lot to turnaround ahead of the gated dead end of the La Luz community to the NE.

As part of the IDO regulations we are required to formally notify you of our application submission. If you would like more information, you can call me at 505-896-3050 or, should you desire to attend the DRB meeting it will be held on October 19, 2022, 9:00 A.M. online via Zoom. For access to the online meeting, visit CABQ website and click on the hyperlink attached to the agenda as found on the following website: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Thank you,
Ryan Mulhall
--

CSI - Cartesian Surveys, Inc.

PO Box 44414

Rio Rancho NM 87174


(p)505-896-3050

(f)505-891-0244


www.cartesiansurveys.com


Email: cartesianryan@gmail.com

4 attachments

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**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: October 10, 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Westside Coalition of Neighborhood Associations

Name of NA Representative*: Rene Horvath // Elizabeth Haley

Email Address* or Mailing Address* of NA Representative¹: aboard111@gmail.com // elizabethkayhayley@gmail.com

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 5401 Sevilla Avenue NW
Location Description NE corner of Sevilla Avenue and Coors Blvd NW
2. Property Owner* Via Real Estate, LLC
3. Agent/Applicant* [if applicable] CSI - Cartesian Surveys, Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision Minor (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²*:

Subdividing one existing Tract into two, and granting a blanket cross-lot drainage, access, and parking easement, and a public turnaround easement

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[Note: Items with an asterisk (*) are required.]

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Date/Time*: October 19, 2022 at 9AM

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Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please email cartesianryan@gmail.com or call 505-896-3050

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ F-11-Z

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

N/A

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
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- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] _____ 1.8731 Acres
2. IDO Zone District _____ PD - Planned Development
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Cc: _____ La Luz Del Sol NA; Taylor Ranch NA; _____ [Other Neighborhood Associations, if any]
_____ Quaker Heights NA

⁶ Available here: <https://tinyurl.com/idozoningmap>

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

October 10, 2022

Development Review Board
City of Albuquerque

Re: Final Plat Review for Proposed Lots J-1 and J-2 of Vista de la Luz, being comprised of Lot J, Vista de la Luz (Sensitive Site analysis)

Members of the Board:

Cartesian Surveys is acting as an agent for Buck Buckner, PE and requests sketch plat review of our plat to take one existing lot, being Lot J, Vista de la and subdivide it into two new lots J-1 and J-2. The property is located at 5401 Sevilla Ave NW on the NE corner of Sevilla Avenue NW and Coors Boulevard NW. The property is currently zoned as PD (Planned Development). A sketch plat hearing was held on June 8, 2022 under project number PR-2019-002598, PS-2022-00107. Below the sensitive site analysis for the site is summarized below.

Floodplains and flood hazard areas: N/A, within Zone X of FEMA classification FIRMette 35001C0114H effective 08/16/2012

Steep Slopes: N/A, site is mildly sloped but has been developed to handle it with retaining walls and other improvements;

Unstable Soils: N/A

Wetlands: N/A

Arroyos: There are no arroyos or natural drainage features on-site.

Irrigation Facilities: N/A

Escarpment / Rock Outcroppings: N/A

Large Stands of mature trees: N/A, street trees along Sevilla and Costa Almeria Drive and adjoining La Luz del Sol community common area has scattered trees

Archeological sites: N/A, less than 5 acres in size



Photo 1: View to the west from Coors Blvd NW



Photo 2: View to the southeast from corner of Sevilla Ave and Costa Almeria Dr NW

Thank you for your time and consideration.
Ryan J. Mulhall